

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**May 22, 2007**  
**7:30 PM**

**COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523** [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, LOLA FELLINGER, DAVID C. MASCARO, DIANA VAVREK</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

May 8, 2007

**CONSENT ITEM**

1. UP 05-008, T-MOBILE WIRELESS ANTENNA AT CHRIST THE KING CHURCH, 199 BRANDON ROAD

[Staff Report and Attachments](#)

May 22, 2007

At the May 8, 2007 Planning Commission meeting, the Commission approved reviewed a use permit request to install three new wireless communications antennas to be placed inside a new 33-foot tall cross which would be located on top of a 32-foot building. The request also included ground-installed associated electronic equipment that would be located in a new enclosure. At the meeting, the Commission supported approval of the project and directed staff to return to the Commission with conditions of approval. The property is zoned *R-10 Single Family Residential*. Assessor's parcel number: 149-010-041

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

## **PUBLIC HEARING ITEM**

### **1. VAR 07-004, BALDWIN VARIANCE, 332 BETTY LANE**

#### [Staff Report and Attachments](#)

The applicant is requesting approval of a Minor Variance to allow an existing 8-foot tall fence to remain within the side and rear yard setback area of the property where the maximum allowable height limit is six (6') feet. The project site is located 350 feet west of the Betty Lane and Elinora Drive intersection. Assessor's Parcel Number is 150-132-025.

Project Planner: James Michaels, 671-5248 - jmichaels@ci.pleasant-hill.ca.us

## **STUDY SESSION**

### **1. PROPOSED MIXED USE ORDINANCE - *Continued from the May 8<sup>th</sup> meeting***

#### [Staff Report and Attachments](#)

The Commission will continue their study session to discuss amending the Zoning Ordinance to adopt development regulations for the *Mixed Use* land use category.

## **DISCUSSION ITEMS**

### **1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS**

#### [Pending Applications](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

### **2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JUNE 12, 2007**

#### [Draft Agenda](#)

The next meeting of the Planning Commission will be a regular meeting on Tuesday, June 12, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to

## **COMMISSIONER REPORTS AND ANNOUNCEMENTS**

1. REPORTS from Commissioners on Meetings or Conferences Attended at City Expense.
2. ANNOUNCEMENTS and comments from Commissioners.

Adjourn to a regular meeting of the Planning Commission on June 12, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.